

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2002- 5342

RESOLUTION FOR ADOPTING THE COMPREHENSIVE MASTER PLAN AMENDMENT  
FOR AREA 2 AS AN ELEMENT OF THE CITY OF FRANKLIN  
COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared with professional planning assistance from Meehan & Company, Inc. of Franklin, Wisconsin, a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2, dated October 29, 2001, for a portion of the City of Franklin as an amendment and addition to the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin; and

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 on December 20, 2001; and

WHEREAS, on January 24, 2002, the City of Franklin Plan Commission adopted the plan titled Comprehensive Master Plan Amendment for Area 2, dated October 29, 2001, as an element of and an amendment and addition to the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Master Plan Amendment for Area 2, dated October 29, 2001;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed Comprehensive Master Plan Amendment for Area 2, dated October 29, 2001, as an element of and an amendment and addition to the City's Comprehensive Master Plan, in the form and content as annexed hereto, be and the same are hereby adopted.

Introduced at a regular meeting of the Common Council of the City of Franklin this 5th day of February, 2002 by Alderman Solomon.

Passed and adopted by the Common Council of the City of Franklin this 5th day of February, 2002.

APPROVED:

  
Frederick F. Klimetz, Mayor

ATTEST:

  
Sandra L. Wesolowski, City Clerk

AYES 4 NOES 2 ABSENT 0

(Ald. Ryan)

(Ald. Bergmann)



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# COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 2

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CITY OF FRANKLIN  
Milwaukee County, Wisconsin

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*Preliminary Draft: October 29, 2001*

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*Prepared by:*

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MEEHAN

& COMPANY, INC.

☐ PLANNING ☐ DESIGN ☐ ZONING ☐

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## INTRODUCTION

In May 2001, the City of Franklin commissioned Meehan & Company, Inc. to prepare several conceptual land use plans--or "area plans"--for selected portions of the City of Franklin. These conceptual land use plans are intended to amend the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992. The location and boundaries of Area 2 are illustrated on Map 1.

The Comprehensive Master Plan Amendment for Area 2 consists of the following major components:

1. Preparation of the Base Map for Area 2.
2. "Land Use Concept Plan" Development for Area 2.
3. Preparation of Zoning Plan for Area 2.
4. Preparation of Final Land Use Plan Amendment Report and Plan Map for Area 2.
5. Preparation of Adopting Resolutions for the City Plan Commission and Common Council.
6. Public Hearing and Plan Amendment Adoption.

An up-to-date cadastral (property boundary) map and a topographic map (contour interval of 2 feet) of the subject property at a scale of 1" = 400' were supplied to Meehan & Company, Inc. by the City of Franklin Engineering Department. Environmental corridor and isolated natural area mapping information was provided to Meehan & Company, Inc. by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for use in plan amendment preparation. A reproducible base map of Area 2 property was then prepared by Meehan & Company, Inc. for use in Area 2 plan amendment preparation.

## PLANNING FOR AREA 2

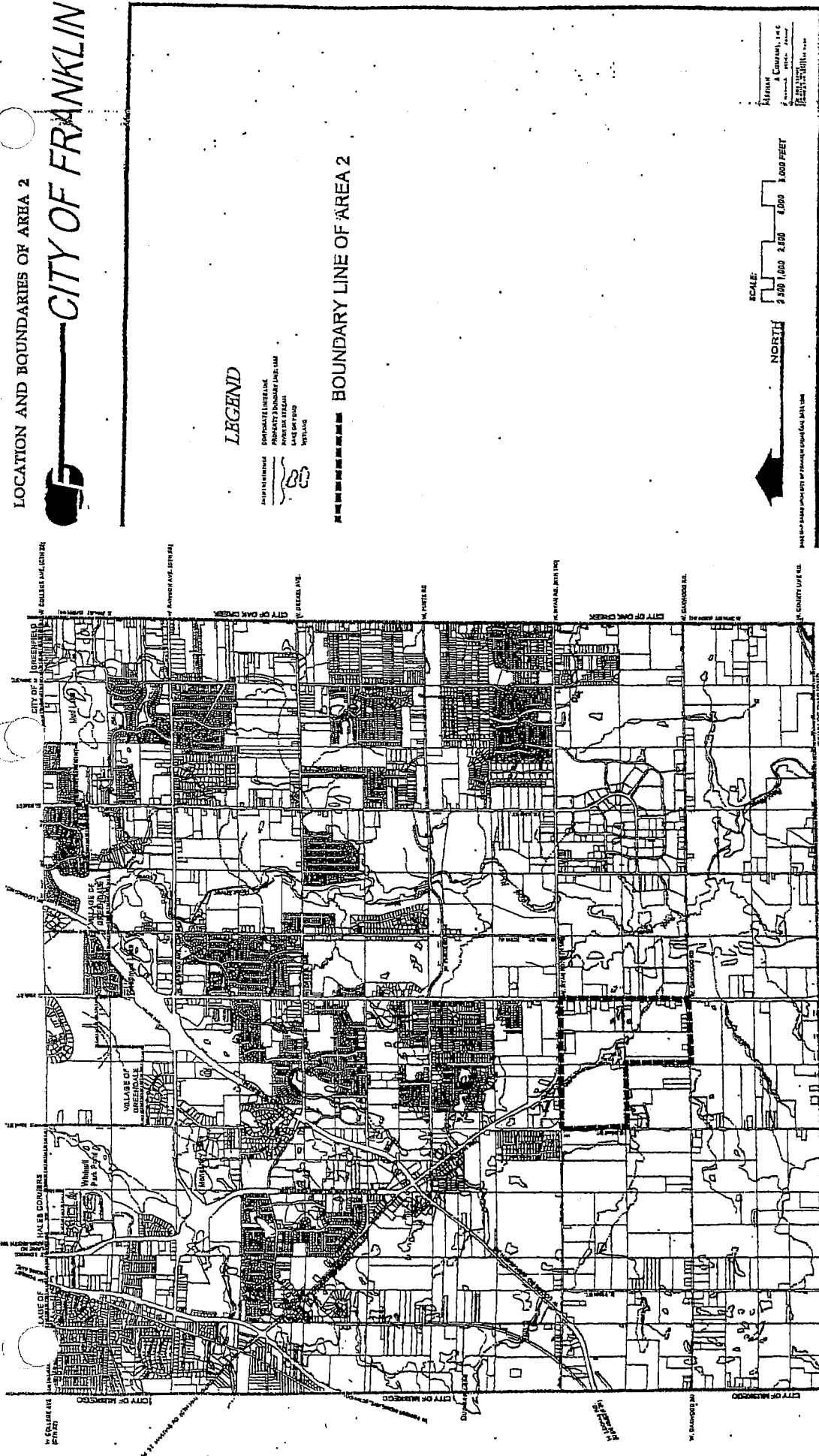
### Planning Background

In general, the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992 indicated that much of Area 2 was to be developed for a variety of low-density residential uses (primarily located on the north side of W. Oakwood Road and along the west side of S. 76th Street), agricultural uses, the City's existing public works facilities, and limited existing manufacturing development.

In March 2000, work was completed on the Franklin First City of Franklin Economic Development Strategic Plan as prepared by a consortium of economists and planners. The Franklin First study sets forth relevant existing year 2000 planning data as well as forecast years 2002 and 2020 data pertaining to Area 2 (part of the area called "Town Centre," or "Area F-4," in the Franklin First study).

LOCATION AND BOUNDARIES OF AREA 2

CITY OF FRANKLIN








Source: City of Franklin and Meehan & Company, Inc.

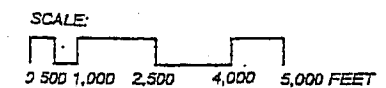
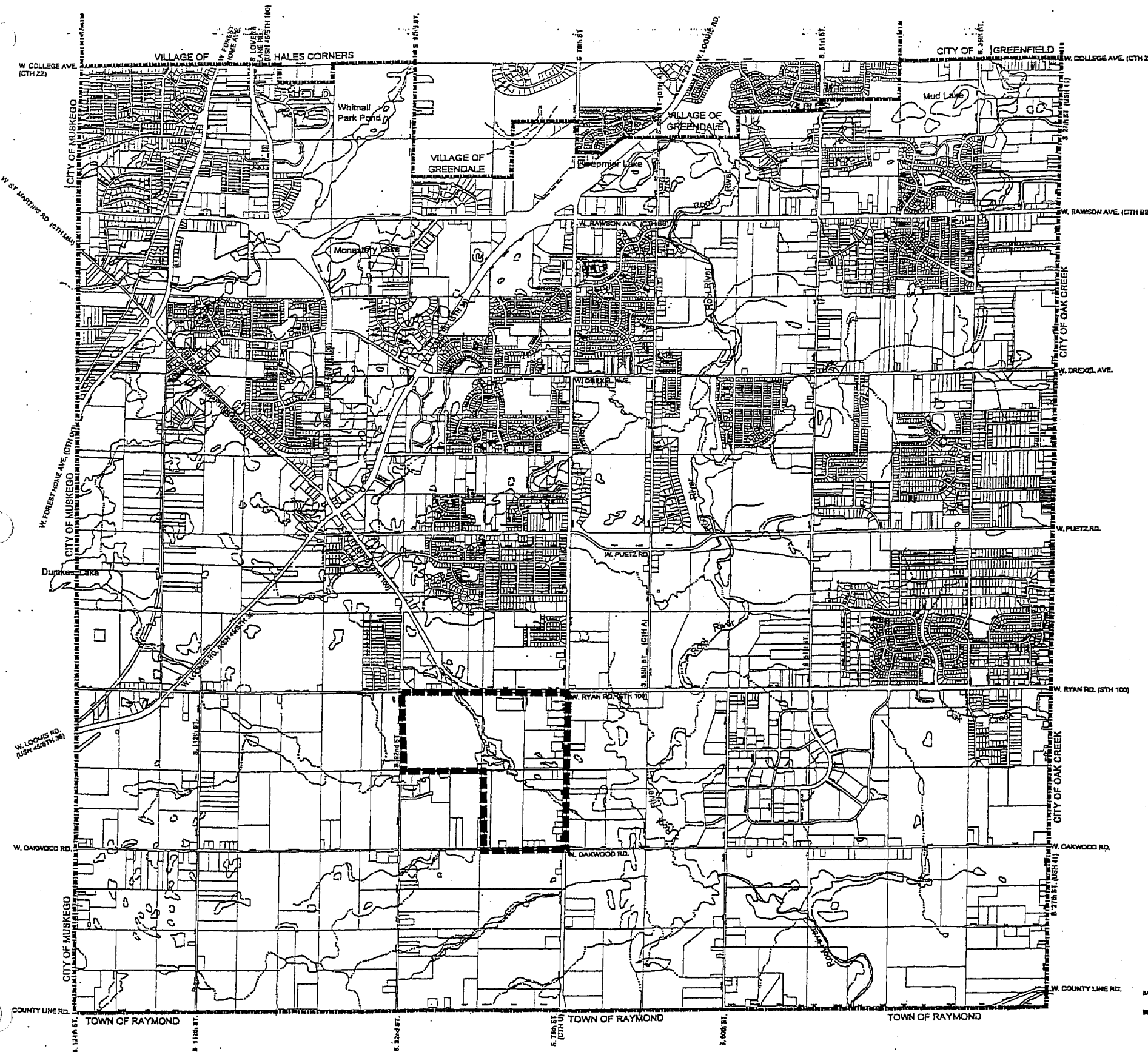
LOCATION AND BOUNDARIES OF AREA 2

**CITY OF FRANKLIN**

LEGEND

-  CORPORATE LIMITS LINE
-  PROPERTY BOUNDARY LINE: 1998
-  RIVER OR STREAM
-  LAKE OR POND
-  WETLAND

 BOUNDARY LINE OF AREA 2



BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 1998.

MEEHAN  
& COMPANY, INC.  
C. PLANNING, J. DESIGN, J. ZONING  
P.O. BOX 220000  
FARMINGTON, WI 53120  
PHONE 608-641-2200 FAX 608-641-2201

The Franklin First study generally indicated that Area 2 was to be a "possible secondary business park." In addition, the Franklin First study also indicated that Area 2 has a "major limiting factor for development . . . that a significant portion of the site has been acquired for future expansion of All Souls Cemetery. Unless, the City or a private business park developer is able to acquire the cemetery expansion site, the development potential . . . is severely limited. Low conditions and floodplain for Ryan Creek also limit the expansion potential. Future expansion to the southwest would be restricted by environmental conditions. Sanitary sewer is projected for the area but is not yet available." The Franklin First study further indicated that the likely development time frame for the area to develop as a secondary business park would be after the year 2015.

In general, issues examined during the preparation of the plan for Area 2 included general land uses, natural resource features (environmental corridors and isolated natural areas), visual impact areas, vehicular access, circulation and linkages to other uses, landscape bufferyard, the existing State Trunk Highway right-of-way, property boundaries, etc.

### Environmental Corridors and Isolated Natural Areas

All primary environmental corridors, secondary environmental corridors, and isolated natural area delineations appearing in the plan amendment for Area 2 on Map 2 are based upon the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) 1995 delineations (the most up-to-date SEWRPC delineations available). SEWRPC's delineated environmental corridors and isolated natural areas in Area 2 encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources. Such delineated environmental corridors and isolated natural areas should generally be preserved and protected in essentially natural open uses. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.
- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural areas, are delineated is presented in the SEWRPC's Technical Record (Vol. 4, No. 2, March 1981, pp. 1-21). In addition, the City's Comprehensive Master Plan for the City of Franklin prepared by Lane Kendig, Inc. in August 1992 addresses at length the applicability of the use of environmental corridors and isolated natural areas in providing a natural structure to the City's planning framework.

Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development.



As indicated on Map 2, no primary environmental corridors nor isolated natural areas are located in Area 2. However, a large wetland is located on the eastern edge of Area 2 abutting S. 76th Street.

A secondary environmental corridor is located traversing Area 2 from the north to the southeast. This secondary environmental corridor provides the framework for defining and delineating those other lands which lend themselves to development opportunities. Because the secondary environmental corridor which traverses Area 2 is somewhat significant, its impact on the design of the northern portion of Area 2 is equally significant.

## Barriers and Edges

Area 2 has several important barriers, or edges, which will assist in both framing and limiting growth and development in the Comprehensive Master Plan Amendment for Area 2 planning area (see Map 2). These barriers and/or edges include W. Ryan Road (STH 100) on the north, S. 76th Street (CTH U) on the east, W. Oakwood Road on the south, and the significant secondary environmental corridor which traverses a large portion of Area 2.

## View Corridors

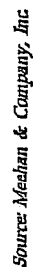
Two important and critical view corridors are graphically identified on Map 2. The view corridors are W. Ryan Road (STH 100) on the north (western portion of the segment which abuts Area 2) and W. Oakwood Road on the south (western segment which abuts Area 2) since their rural character has only been impacted slightly by existing development. These view corridors foster significant public view of any future development activity—good or bad—which takes place in the undeveloped portions of Area 2.

It will be necessary to protect the value of the land areas adjacent to the above described segments of visual corridor from potential destabilizing factors. Therefore, along these view corridors it will be important to maximize landscaping, setbacks, bufferyards, etc. in order to preserve (to the extent practicable) the visual character of the area and the public image of the City of Franklin. Landscaped bufferyards and increased setbacks are also important to accommodate transitions between heavily traveled roads and various types of land uses as well as serving as transitional areas between abutting land uses of differing intensities.

## PLAN DEVELOPMENT

### General

The "Land Use Concept Plan" prepared for the Comprehensive Master Plan Amendment for Area 2 planning area is graphically shown on Map 2. The "Land Use Concept Plan" (Map 2) sets forth the general types, locations, and extent of various land uses which could be accommodated in Area 2. Approaches to land uses, natural resource feature preservation, visual impact areas, vehicular access, circulation and linkages to other uses, the existing highway and street rights-of-way, potential collector public street rights-of-way, and existing property boundaries are addressed by the "Land Use Concept Plan" (Map 2).



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## Planned Land Uses of the "Land Use Concept Plan"

Map 2 graphically illustrates the planned land uses for the "Land Use Concept Plan" Comprehensive Master Plan Amendment for Area 2. As can be noted from Map 2, the "Land Use Concept Plan" indicates that Area 2 is divided into 20 subareas. The salient characteristics of each of the 20 subareas of the "Land Use Concept Plan" are summarized in Table 1.

The following definitions will assist in the understanding of the various residential and nonresidential design criteria and terms set forth in Table 1:

- Open Space. Any site, parcel, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes, planned stormwater detention/retention areas, or otherwise left undisturbed and specifically excluding road rights-of-way and buildable lots. Open space land shall not be occupied by nonrecreational buildings, roads, drives, public rights-of-way, or off-street parking areas for nonrecreational uses. Land located within the yards (i.e. front, side, rear yards) of residential and/or nonresidential properties is not considered open space unless it is deed restricted in perpetuity for open space protection or natural resource features protection. Where lots are above the minimum lot size required and the excess lot area is deed restricted in perpetuity to open space uses, those areas which are deed restricted may be counted towards the minimum required open space.
- Open Space Ratio (OSR). In residential developments, the number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various zoning district types in Table 1.
- Landscape Surface Ratio (LSR). On nonresidential lots, the minimum proportion of a site which must be devoted to natural, undisturbed and/or vegetated/revegetated areas, and can include planned stormwater detention/retention ponds. Such areas do not include areas which are paved or upon which buildings are located. Minimum requirements for landscape surface ratios are set forth for the various zoning district types in Table 1.

**Table 1**  
**LAND USE CONCEPT PLAN FOR AREA 2**

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
1	● BP Business Park District	● 45% LSR.	● On north side of subarea along W. Ryan Road (STH 100) and along west side of subarea along S. 92nd Street	● Primary access from S. 92nd Street to planned collector street system with access restrictions along both W. Ryan Road (STH 100) and S. 92nd Street. ● Other access to be provided by future planned internal minor public or private streets.	● BP Business Park District	● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.
2	● BP Business Park District	● 45% LSR.	● On west side of subarea along S. 92nd Street.	● Primary access from S. 92nd Street to planned collector street system with access restrictions along S. 92nd Street. ● Other access to be provided by future planned internal minor public or private streets.	● BP Business Park District	● None.

**Table 1**  
**LAND USE CONCEPT PLAN FOR AREA 2**

Subarea Identification Number (Map 2)	Planned Characteristics					
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3	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR.</li> </ul>	<ul style="list-style-type: none"> <li>● On southwest side of subarea along S. 92nd Street.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system with access restrictions along S. 92nd Street.</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.</li> </ul>
4	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR.</li> </ul>	<ul style="list-style-type: none"> <li>● On north side of subarea along W. Ryan Road (STH 100).</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system with access restrictions along W. Ryan Road (STH 100).</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.</li> </ul>
5	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR.</li> </ul>	<ul style="list-style-type: none"> <li>● None.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system.</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● None.</li> </ul>

**Table 1**  
**LAND USE CONCEPT PLAN FOR AREA 2**

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
6	● BP Business Park District	● 45% LSR	● None	● Primary access from planned collector street system. ● Other access to be provided by future planned internal minor public or private streets.	● BP Business Park District	● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.
7	● BP Business Park District	● 45% LSR	● None	● Primary access from planned collector street system. ● Other access to be provided by future planned internal minor public or private streets.	● BP Business Park District	● None
8	● BP Business Park District	● 45% LSR	● None	● Primary access from planned collector street system. ● Other access to be provided by future planned internal minor public or private streets.	● BP Business Park District	● None

<p>Table 1</p> <p>LAND USE CONCEPT PLAN FOR AREA 2</p>						
Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
9	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR.</li> </ul>	<ul style="list-style-type: none"> <li>● None.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system.</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.</li> </ul>
10	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR.</li> </ul>	<ul style="list-style-type: none"> <li>● On southern side of subarea along W. Oakwood Road.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system with access restrictions along W. Oakwood Road.</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District.</li> </ul>	<ul style="list-style-type: none"> <li>● None.</li> </ul>

**Table 1**  
**LAND USE CONCEPT PLAN FOR AREA 2**

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
11	<ul style="list-style-type: none"> <li>● BP Business Park District</li> </ul>	<ul style="list-style-type: none"> <li>● 45% LSR</li> </ul>	<ul style="list-style-type: none"> <li>● On southern side of subarea along W. Oakwood Road.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access from planned collector street system with access restrictions along W. Oakwood Road.</li> <li>● Other access to be provided by future planned internal minor public or private streets.</li> </ul>	<ul style="list-style-type: none"> <li>● BP Business Park District</li> </ul>	<ul style="list-style-type: none"> <li>● Abutting secondary environmental corridor area to be deed restricted for natural resource feature protection.</li> </ul>
12	<ul style="list-style-type: none"> <li>● R-2 Estate Single-Family Residence District</li> </ul>	<ul style="list-style-type: none"> <li>● 0 to 50% OSR</li> </ul>	<ul style="list-style-type: none"> <li>● None</li> </ul>	<ul style="list-style-type: none"> <li>● Access to be continued to be provided by W. Oakwood Road.</li> </ul>	<ul style="list-style-type: none"> <li>● R-2 Estate Single-Family Residence District</li> </ul>	<ul style="list-style-type: none"> <li>● Development would consist primarily of existing lots of record along W. Oakwood Road.</li> </ul>
13	<ul style="list-style-type: none"> <li>● B-6 Professional Office District</li> </ul>	<ul style="list-style-type: none"> <li>● 40% LSR</li> </ul>	<ul style="list-style-type: none"> <li>● Along S. 76th Street (CTH U) and W. Oakwood Road as practicable.</li> </ul>	<ul style="list-style-type: none"> <li>● Primary access to be provided by S. 76th Street (CTH U) and W. Oakwood Road.</li> </ul>	<ul style="list-style-type: none"> <li>● B-6 Professional Office District</li> </ul>	<ul style="list-style-type: none"> <li>● Development would consist primarily of existing lots of record and such lots would be encouraged to be amassed/joined with other abutting existing lots of record to create larger parcels. Shared access drives are also to be encouraged.</li> </ul>



**Table 1**  
**LAND USE CONCEPT PLAN FOR AREA 2**

Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
14	● B-6 Professional Office District.	● 40% LSR.	● Along S. 76th Street (CTH U) as practicable.	● Primary access to be provided by S. 76th Street (CTH U).	● B-6 Professional Office District.	● Development would consist primarily of existing lots of record and such lots would be encouraged to be amassed/joined with other abutting existing lots of record to create larger parcels. Shared access drives are also to be encouraged.
15	● B-6 Professional Office District.	● 40% LSR.	● Along S. 76th Street (CTH U) as practicable and along the planned abutting collector street on the northern edge of the subarea.	● Primary access to be provided by the planned collector public street proposed to abut the northern edge of the subarea and secondary access to S. 76th Street (CTH U).	● B-6 Professional Office District.	● Development would consist primarily of existing lots of record and such lots would be encouraged to be amassed/joined with other abutting existing lots of record to create larger parcels. Shared access drives are also to be encouraged.
16	● B-6 Professional Office District.	● 40% LSR.	● Along S. 76th Street (CTH U) as practicable and along the planned abutting collector street on the southern edge of the subarea.	● Primary access to be provided by the planned collector public street proposed to abut the southern edge of the subarea and secondary access to S. 76th Street (CTH U).	● B-6 Professional Office District.	● None.

Table 1 LAND USE CONCEPT PLAN FOR AREA 2						
Subarea Identi- fication Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratio (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
17	● B-1 Neighborhood Business District	● 45% LSR.	● Along W. Ryan Road (STH 100) and S. 76th Street (CTH U) as practicable.	● Primary access to be provided by S. 76th Street (CTH U).	● B-1 Neighborhood Business District	● None.
18	● I-1 Institutional District	● 40% LSR.	● Along W. Ryan Road (STH 100) as practicable.	● Primary access to be provided by S. 80th Street.	● I-1 Institutional District	● May be necessary to expand the City's public works facility into the Ollie Pederson Field (Franklin Lions Youth League Ball Diamond) mini park area.
19	● M-1 Limited Industrial District	● 40% LSR.	● Along W. Ryan Road (STH 100) as practicable.	● Access to be provided by S. 80th Street on its east side.	● M-1 Limited Industrial District	● None.
20	● I-1 Institutional District	● 40% LSR.	● Along W. Ryan Road (STH 100) as practicable.	● Primary access to be provided by W. Ryan Road (STH 100).	● I-1 Institutional District	● Existing cemetery.

### Natural Resource Features Preservation

Natural resource protection standards are already set forth in both the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992 as well as the City's Unified Development Ordinance which was adopted on January 19, 1999. The "Land Use Concept Plan" and "Zoning Plan" for Area 2 shall follow the natural resource protection standards set forth in those two documents and as indicated in Table 2. The natural resource protection standards, as used in this Plan, measure the proportion of the natural features of a site, which will remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth in Table 2 establish specific numerical levels at which the natural resource feature should be retained over time in Area 2.

Table 2

## NATURAL RESOURCE PROTECTION STANDARDS

NATURAL RESOURCE FEATURE	ZONING DISTRICT TYPE					
	Agricultural		Residential (a)		Nonresidential (b)	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes:						
10-19%	0%	N/A	60%	No	40%	No
20-30%	65%	No	75%	No	70%	No
+30%	90%	No	85%	No	80%	No
Woodlands & Forests:						
Mature	70%	No	70%	No	70%	Yes
Young	50%	No	50%	Yes	50%	Yes
Lakes & Ponds	100%	No	100%	Yes	100%	Yes
Streams	100%	No	100%	No	100%	No
Shore Buffers	100%(c)	No	100%(c)	No	100%(c)	No
Floodplains/ Floodways/ Floodlands	100%	No	100%	No	100%	Yes
Drainageways	30%	Yes	30%	Yes	30%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

N/A=Not Applicable

(a) Including residential "Planned Development Districts" (or residential portions thereof).

(b) Including non-residential "Planned Development Districts" (or non-residential portions thereof).

(c) As regulated by the City of Franklin's Unified Development Ordinance.

## ZONING AND THE COMPREHENSIVE ZONING PLAN FOR PLAN IMPLEMENTATION

It is the City's intent that the City's Unified Development Ordinance and its attendant zoning district classifications be one of the several primary implementing tools of the Comprehensive Master Plan Amendment for Area 2. The City's Unified Development Ordinance is a legal means for both guiding and controlling development within the City limits, so that an orderly and desirable pattern of land use can be achieved which conforms to the City Comprehensive Master Plan and its elements. It contains provisions for regulating the use of property, the size of lots, the intensity of development, the provision of open space, and the protection of natural resources. Table 1 indicates for each Subarea of the Comprehensive Master Plan Amendment for Area 2 (see Map 2) the potential zoning district(s) to be used to implement the Plan.

Following the adoption of this plan for Area 2 by the City Plan Commission, the City Plan Commission can recommend to the Common Council to make appropriate amendments to the City's Zoning Map in order to bring the Zoning Map into conformance with the concepts and proposals advanced by this Plan. Rezoning should be consistent with the Plan. The Zoning Plan for Area 2 is shown on Map 3.

Similarities between planned land uses and the Plan implementing zoning districts are intended to assure *consistency* between the Plan and its implementing City of Franklin zoning regulations set forth in the City's Unified Development Ordinance. Without a significant level of consistency between the Plan and its implementing zoning districts, it will be very difficult for the City Plan Commission to adequately use the Plan to its full power.

## PUBLIC HEARING, PLAN ADOPTION, AND AMENDMENT

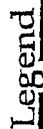
A public hearing on the Comprehensive Master Plan Amendment for Area 2 was held by the Plan Commission on \_\_\_\_\_ 2001.

The adopting resolutions for both Plan Commission and Common Council adoption of the Comprehensive Master Plan Amendment for Area 2 are set forth in Appendices A and B.

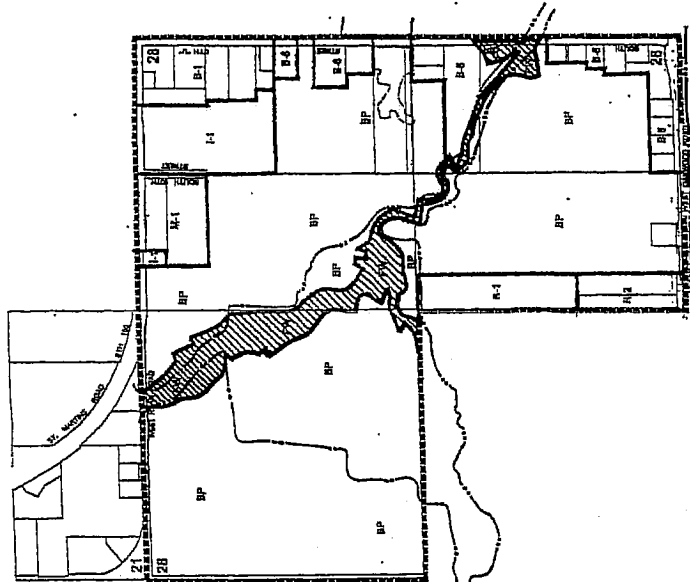
The amendment processes which should be followed for the amendment of the City's Comprehensive Master Plan are set forth in Chapter 12 of the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. dated August 1992.



## ZONING PLAN FOR AREA 2



- [illegible]



INDUSTRIAL INFORMATION AND BASE MAP FROM THE CITY OF PHOENIX  
ENGINEERING DEPARTMENT (Aug 2011).

NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN THE CITY OF PHOENIX COMPREHENSIVE MASTER PLAN AS PREPARED BY LAW ASSOCIATES, INC. DATED AUGUST 1982. THE CITY OF PHOENIX HAS DEVELOPED COMPLIANCE AS AMENITIES AND OTHER APPLICABLE FEDERAL, STATE AND/OR LOCAL GOALS, REGULATIONS AND LAWS.

PLANNED LAND USE AND ZONING DISTRICTS	PLANNED LAND USE AND ZONING DISTRICTS
Academic District	Academic District
Business District	Business District
Community District	Community District
Corporate District	Corporate District
Employment District	Employment District
General District	General District
Industrial District	Industrial District
Neighborhood District	Neighborhood District
Office District	Office District
Residential District	Residential District
Shopping District	Shopping District
Special District	Special District
University District	University District
Village District	Village District

Business Director	
B-1	Highlandwood Business District
B-2	Central Business District
B-3	Community Business District
B-4	South 24th Street Business District
B-5	Highway Business District
B-6	Professional Office District
B-7	City Center Center District
B-8	College Business District
B-9	University District
B-10	General Industrial District
B-11	General Industrial District
B-12	Manufacturing District

Public and Social Policy Director  
 1-1 Institutional Director  
 1-1 Public Director  
 Agricultural Director  
 1-1 Agricultural Director  
 1-1 Private Agricultural Director  
 Special Director  
 Planning Development Director  
 1-1 Project Director  
 1-1 Project Director  
 1-1 Project Director  
 1-1 Project Director

Floodland Districts  
 FVZZZ Highway District  
 FC Floodplain Conservancy District  
 FPD Floodplain Flood Overlay District  
 EW NW Watershed Wetland Overlay District

DATE: 10/20/01

# AREA 2--ZONING PLAN

CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

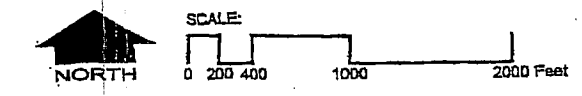
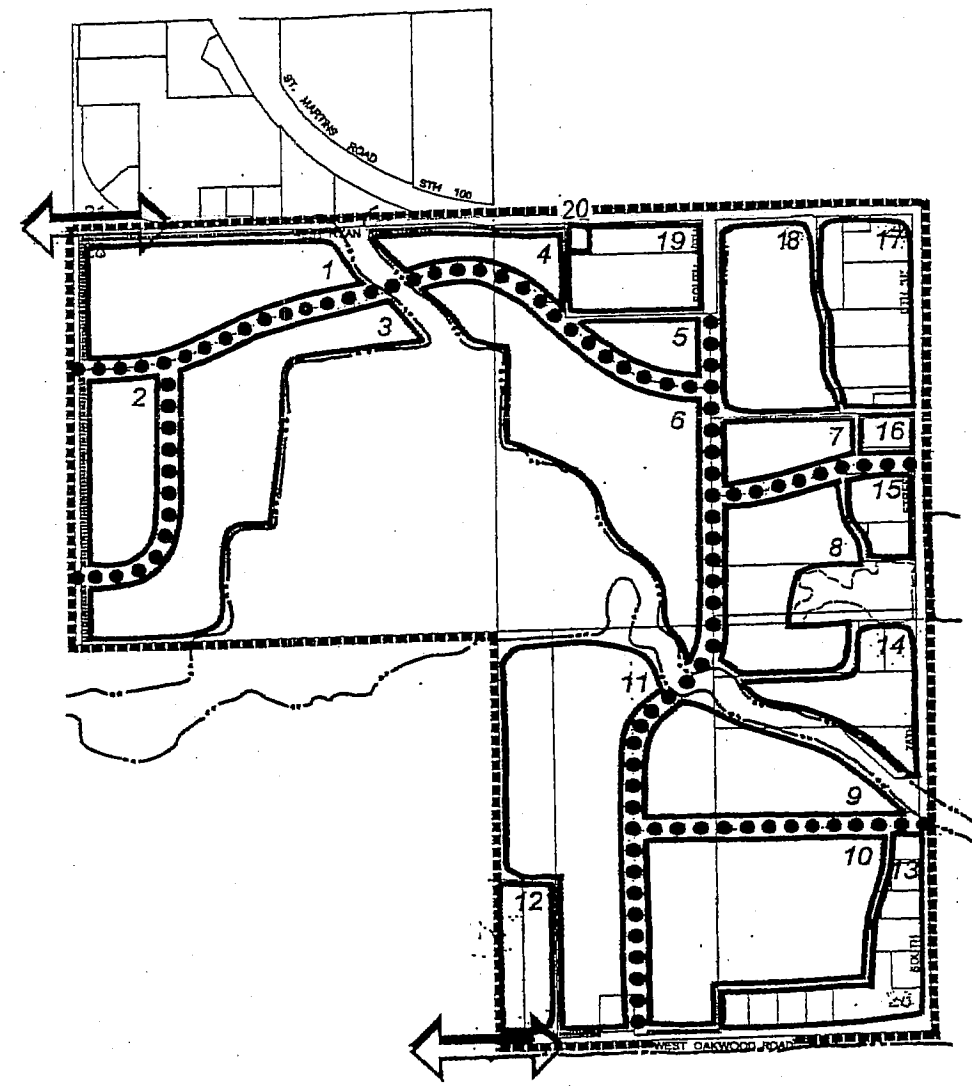
Source: Meehan & Company, Inc.

*Comprehensive Master Plan Amendment for Area 2 (Draft: October 29, 2001)*

LAND USE CONCEPT PLAN FOR THE  
COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 2

Legend

- PLANNING AREA BOUNDARY LINE
- EXISTING PROPERTY BOUNDARY LINE (2001)
- GENERAL BOUNDARY OF PLANNED LAND USE SUBAREA
- PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- ISOLATED NATURAL AREA BOUNDARY (1995 SEWRPC delineated)
- PLANNED LAND USE SUBAREA IDENTIFICATION-NUMBER
- VIEW CORRIDOR WITH POTENTIAL LANDSCAPED BUFFERYARDS
- PLANNED ALIGNMENT OF COLLECTOR PUBLIC STREET RIGHT-OF-WAY
- PLANNED PUBLIC STREET RIGHT-OF-WAY EXTENSION TO SERVE ADJUTING PROPERTY
- LOCATION OF PLANNED LANDSCAPE BUFFERYARDS
- WETLANDS (per SEWRPC 1995 Environmental Corridor Maps)



NOTES:

CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (May 2001).

ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) 1995 DELINEATIONS.

NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN THE CITY OF FRANKLIN'S COMPREHENSIVE MASTER PLAN AS PREPARED BY LANE HENNING, INC. DATED AUGUST 1992, THE CITY OF FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE AS AMENDED; AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

DATE: 10/29/01

AREA 2--LAND USE CONCEPT PLAN  
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

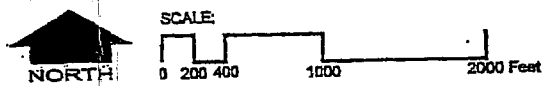
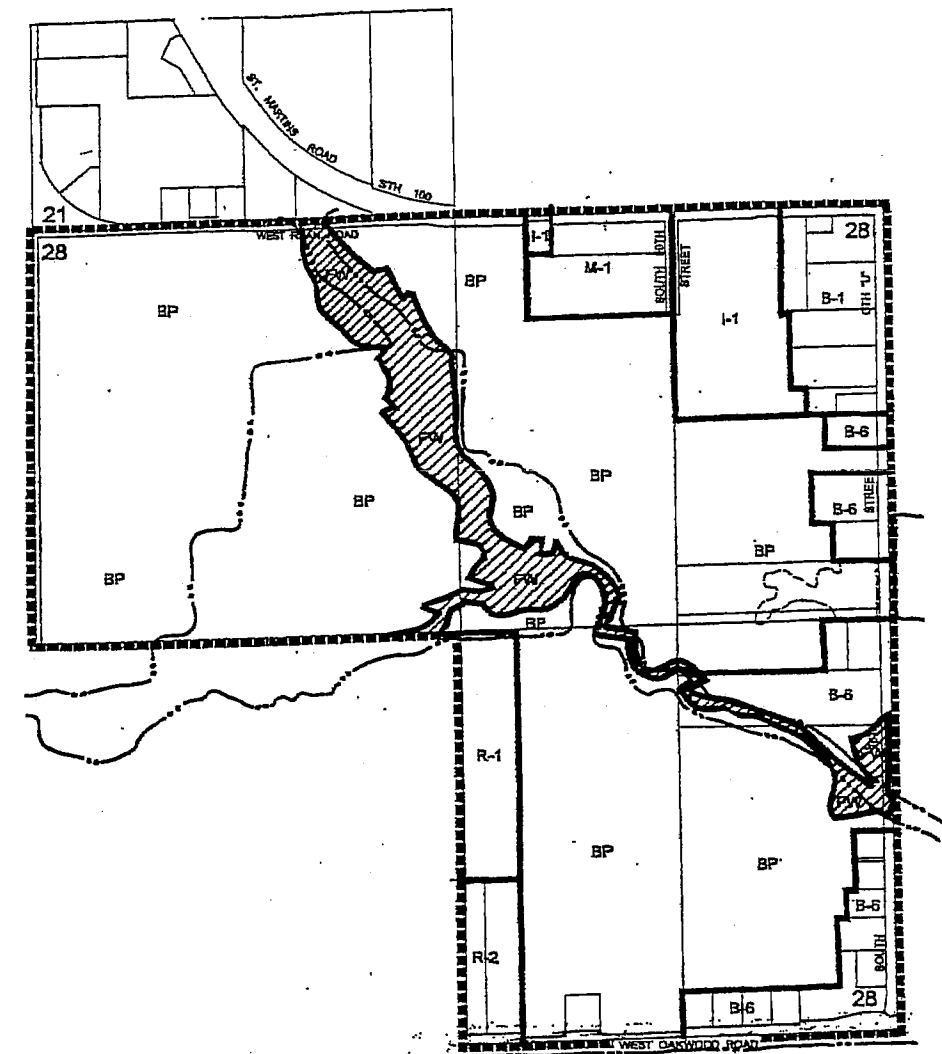
Source: Meehan & Company, Inc

MEEHAN  
& COMPANY, INC.  
PLANNING DESIGN ENGINEERING  
P.O. BOX 32088  
FRANKLIN, WI 53132  
PHONE (414) 234-5259  
FAX (414) 234-5332

ZONING PLAN FOR AREA 2

Legend

- PLANNING AREA BOUNDARY LINE
- EXISTING PROPERTY BOUNDARY LINE (2001)
- BOUNDARY OF PLANNED ZONING DISTRICT
- PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- ISOLATED NATURAL AREA BOUNDARY (1995 SEWRPC delineated)
- WETLANDS (per SEWRPC 1995 Environmental Corridor Maps)



NOTES:  
CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (May 2001).  
ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) 1995 DELINEATIONS.  
NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN THE CITY OF FRANKLIN'S COMPREHENSIVE MASTER PLAN AS PREPARED BY LANE KENDIG, INC. DATED AUGUST 1992. THE CITY OF FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE AS AMENDED, AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

- PLANNED LAND USE AND ZONING DISTRICTS**
- Residential Districts:**
- R-1 Countryside/Estate Single-Family Residence District
  - R-2 Estate Single-Family Residence District
  - R-3 Suburban/Estate Single-Family Residence District
  - R-3E Suburban/Estate Single-Family Residence District
  - R-4 Suburban Single-Family Residence District
  - R-5 Suburban Single-Family Residence District
  - R-6 Suburban Single-Family Residence District
  - R-7 Two-Family Residence District
  - R-8 General Residence District
  - VR Village Residence District

- Business Districts:**
- B-1 Neighborhood Business District
  - B-2 General Business District
  - B-3 Community Business District
  - B-4 South 27th Street Business District
  - B-5 Highway Business District
  - B-6 Professional Office District
  - CC City Civic Center District
  - VB Village Business District
- Industrial Districts:**
- M-1 Limited Industrial District
  - M-2 General Industrial District
  - BP Business Park District

- Public and Semi-Public Districts:**
- I-1 Institutional District
  - P-1 Park District
- Agricultural Districts:**
- A-1 Agricultural District
  - A-2 Prime Agricultural District
- Special Districts:**
- PDD Planned Development District
  - AO Airport Overlay District
  - HPO Historic Preservation Overlay District
  - L-1 Landfill District

- Floodland Districts:**
- FWZZZZ Floodway District
  - FC Floodplain Conservancy District
  - FPO Floodplain Fringe Overlay District
  - SW SW Shoreland Wetland Overlay District

AREA 2--ZONING PLAN  
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

Source: Meehan & Company, Inc.

DATE: 10/29/01

MEEHAN & COMPANY, INC.  
PLANNING DESIGN ZONING

P.O. BOX 33099  
FRANKLIN, WI 53132  
PHONE: (608) 238-6239  
FAX: (608) 238-6238

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# APPENDICES



## Appendix A

### CITY PLAN COMMISSION RESOLUTION FOR ADOPTING THE COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 2 AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the City of Franklin; and

WHEREAS, Meehan & Company, Inc., a professional land planning firm, assisted the City of Franklin Plan Commission in the preparation of a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 dated \_\_\_\_\_ 2001, for a portion of the City of Franklin; and

WHEREAS, Section 62.23(3)(b) of the Wisconsin Statutes authorizes and empowers the City Plan Commission of the City of Franklin to adopt elements of, and amendments and/or additions to, the City of Franklin Comprehensive Master Plan; and

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 on \_\_\_\_\_ 2001; and

WHEREAS, the City Plan Commission considers the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 dated \_\_\_\_\_ 2001, to be a valuable guide to the future development of the City of Franklin;

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Franklin Plan Commission, on the \_\_\_\_ day of \_\_\_\_\_, 2001, hereby adopts the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 dated \_\_\_\_\_ 2001, as an element of, and amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

BE IT FURTHER RESOLVED that this Resolution be and the same is hereby certified to the Common Council of the City of Franklin.

\_\_\_\_\_  
Frederick F. Klimetz, Chairman  
City of Franklin Plan Commission

ATTESTATION:

\_\_\_\_\_  
Sandi Wesolowski, City Clerk  
City of Franklin

~~Appendix B~~

COMMON COUNCIL RESOLUTION FOR ADOPTING  
THE COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 2  
AS AN ELEMENT OF THE  
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared with professional planning assistance from Meehan & Company, Inc. of Franklin, Wisconsin, a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 dated \_\_\_\_\_ 2001 for a portion of the City of Franklin as an amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin; and

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 2 on \_\_\_\_\_ 2001; and

WHEREAS, the City of Franklin Plan Commission did on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, adopt by City Plan Commission Resolution No. \_\_\_\_\_ the plan titled Comprehensive Master Plan Amendment for Area 2, dated \_\_\_\_\_ 2001, as an element of, and an amendment and addition to, the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Master Plan Amendment for Area 2, dated \_\_\_\_\_ 2001;

NOW, THEREFORE BE IT RESOLVED that the Common Council of the City of Franklin on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, hereby adopts the plan titled Comprehensive Master Plan Amendment for Area 2 dated \_\_\_\_\_ 2001, as an element of, and an amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

PASSED AND ADOPTED by the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

APPROVED:

\_\_\_\_\_  
Frederick F. Klimetz, Mayor  
City of Franklin

ATTEST:

\_\_\_\_\_  
Sandi Wesolowski, City Clerk  
City of Franklin